013.0	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	946,200 /	946,200
USE VALUE:	946,200 /	946,200
ASSESSED:	946,200 /	946,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-2A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALVATORE& ANNA BERNARDO TRU
Owner 2:	
Owner 3:	
Street 1:	2 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERNARDO SALVATORE-ANNA S -
Owner 2:	-
Street 1:	2 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2717 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4825.000	489,300	5,100	451,800	946,200
Total Card	0.111	489,300	5,100	451,800	946,200
Total Parcel	0.111	489,300	5,100	451,800	946,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.25 | /Parcel: 348.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	10231
GIS Ref	
GIS Ref	
Insp Date	05/05/09

!1266!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	489,500	5100	4,825.	451,800	946,400	946,400	Year End Roll	12/18/2019
2019	104	FV	381,100	5100	4,825.	480,000	866,200	866,200	Year End Roll	1/3/2019
2018	104	FV	381,100	5100	4,825.	350,100	736,300	736,300	Year End Roll	12/20/2017
2017	104	FV	357,700	5100	4,825.	305,000	667,800	667,800	Year End Roll	1/3/2017
2016	104	FV	357,700	5100	4,825.	259,800	622,600	622,600	Year End	1/4/2016
2015	104	FV	319,300	5100	4,825.	254,100	578,500	578,500	Year End Roll	12/11/2014
2014	104	FV	319,300	5100	4,825.	209,000	533,400	533,400	Year End Roll	12/16/2013
2013	104	FV	332,100	5100	4,825.	198,800	536,000	536,000		12/13/2012

PRINT

Date	Time
12/10/20	16:54:54

LAST REV

Date	Time
01/15/14	15:37:01
mmcmakin	
1266	

USER DEFINED

Prior Id # 1:	10231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNARDO SALVAT	49281-559		4/12/2007	Family	99	No	No		
	9701-411		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2010	927	Siding	16,840					VINYL
3/28/2002	186	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	372	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

Total AC/HA: 0.11077 | Total SF/SM: 4825 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,801 | Spl Credit | Total: 451,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07997537
Const Adj.:	0.97029907
Adj $ / SQ:	178.143
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664764
Depreciation:	175498
Depreciated Total:	489266

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

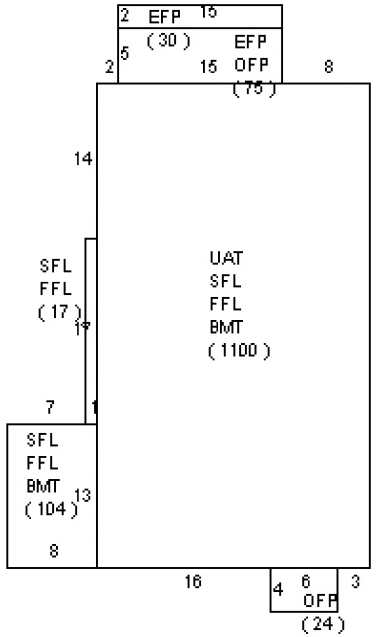
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.14
Special Features:	0	Val/Su Net:	118.62
Final Total:	489300	Val/Su SzAd	200.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,221	178.140	217,512
SFL	Second Floor	1,221	178.140	217,512
BMT	Basement	1,204	53.440	64,345
UAT	Upper Attic	275	124.700	34,292
EFP	Enclos Porch	105	51.570	5,415
OFP	Open Porch	99	32.180	3,186

Net Sketched Area: 4,125 | Total: 542,262

Size Ad | 2442 | Gross Are | 4950 | FinArea | 2717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc